

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): South Gate

State: CA

PJ's Total HOME Allocation Received: \$13,661,512

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 92			
% of Funds Committed	83.64 %	94.82 %	81	94.94 %	7	5	
% of Funds Disbursed	72.28 %	83.49 %	81	84.35 %	10	7	
Leveraging Ratio for Rental Activities	0.2	5.69	78	4.59	6	4	
% of Completed Rental Disbursements to All Rental Commitments***	98.22 %	73.69 %	17	81.38 %	45	58	
% of Completed CHDO Disbursements to All CHDO Reservations***	84.48 %	60.98 %	19	68.05 %	73	78	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	77.11 %	78.15 %	55	79.65 %	30	31	
% of 0-30% AMI Renters to All Renters***	48.19 %	41.60 %	33	44.76 %	53	55	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	91.57 %	91.58 %	66	94.31 %	21	21	
Overall Ranking:			In State:	41 / 92	Nationally:	37 35	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$99,162	\$32,063		\$25,245	83 Units	83.80 %	
Homebuyer Unit	\$41,734	\$19,349		\$14,395	16 Units	16.20 %	
Homeowner-Rehab Unit	\$0	\$26,200		\$20,186	0 Units	0.00 %	
TBRA Unit	\$0	\$2,753		\$3,142	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): South Gate CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:
State: *
National: **

Rental

\$120,775
\$122,779
\$88,539

Homebuyer

\$166,787
\$107,438
\$71,594

Homeowner

\$0
\$26,987
\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.06

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	7.9	0.0	0.0	0.0
Black/African American:	7.9	0.0	0.0	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	84.2	100.0	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	30.3	0.0	0.0	0.0
2 Persons:	25.0	0.0	0.0	0.0
3 Persons:	13.2	18.8	0.0	0.0
4 Persons:	18.4	50.0	0.0	0.0
5 Persons:	7.9	25.0	0.0	0.0
6 Persons:	5.3	0.0	0.0	0.0
7 Persons:	0.0	6.3	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	17.1	0.0	0.0	0.0
Elderly:	22.4	0.0	0.0	0.0
Related/Single Parent:	13.2	18.8	0.0	0.0
Related/Two Parent:	28.9	75.0	0.0	0.0
Other:	18.4	6.3	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	2.6	0.0 #
HOME TBRA:	0.0	
Other:	6.6	
No Assistance:	90.8	

of Section 504 Compliant Units / Completed Units Since 2001 0

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): South Gate

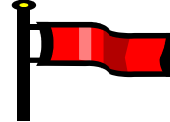
State: CA

Group Rank: 37
(Percentile)

State Rank: 41 / 92 PJs

Overall Rank: 35
(Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	98.22	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	84.48	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	77.11	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	91.57	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	3.96	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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